

AN ORDINANCE AMENDING THE FOLLOWING SECTIONS AND SUBSECTIONS: 402.220, 405.055(A), 405.070(E) AND (I), 405.075(B) AND (D), 405.085(B) AND (D), 405.090(B) AND (D), 405.095(A) AND (B) AND (D), 405.155(2), 405.160(B) AND (G) AND (H), 405.170, 405.175(D), 405.185(E), 405.195(A), 405.200(B) AND (C), 405.210(F), 405.285(B) AND (C), 405.290, 405.295(D), 405.430(B) AND (F), 410.570(B), 410.580(B), 410.640(B) AND (C), 410.660(B), SECTION 410 EXHIBIT A, 415.030(6), 415.080(12) AND (26) THROUGH (31), 415.090(3), 415.110(1), 415.040(E) AND (K).

BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF WELDON SPRING, MISSOURI, THAT THE MUNICIPAL CODE OF THE CITY OF WELDON SPRING IS AMENDED AS FOLLOWS:

Section 1. That Section 402.220 is amended by deleting the definitions of porous pavers and permeable pavers.

Section 2. That Section 405.055(A) is amended by striking section 2 and inserting the following:

2. Residential Districts.

“RS-3”	Single-Family Residential District
“RS-2”	Single-Family Residential District
“RS-1”	Single-Family Residential District
“RS-½”	Single-Family Residential District
“PR”	Planned Residential District

Section 3. That Section 405.070(E) is amended by inserting the following paragraph:

8. Limited commercial uses related to permitted agricultural uses, for example, commercial nursery activities.

Section 4. That Section 405.070(I) is amended by striking section 10 and inserting the following:

10. From cropland or pasture land: One hundred (100) feet to the nearest point of the designated greenway land.

Section 5. That Section 405.070(I) is amended by striking section 11 and inserting the following:

11. From buildings or barnyards housing livestock: Three hundred (300) feet to the nearest point of the designated greenway land.

Section 6. That Section 405.070(I) is amended by striking section 12 and inserting the following:

12. From active recreation areas, such as tennis and basketball courts or playing fields (not including tot lots): One hundred fifty (150) feet to the nearest point of the designated greenway land.

Section 7. That Section 405.075(B) is amended by striking section 8 and inserting the following:

8. Intentionally left blank.

Section 8. That Section 405.075(D) is amended striking section 12 and inserting the following:

12. Group home, provided however, that the exterior appearance of the home and property be in reasonable conformance with the general neighborhood standards and that a group home may not be established within five hundred (500) feet of another existing or proposed group home.

Section 9. That Section 405.080(B) is amended by striking section 7 and inserting the following:

7. Intentionally left blank.

Section 10. That Section 405.080(D) is amended by striking section 3 and inserting the following:

3. Group home, provided however, that the exterior appearance of the home and property be in reasonable conformance with the general neighborhood standards and that a group home may not be established within five hundred (500) feet of another existing or proposed group home.

Section 11. That Section 405.085(B) is amended by striking section 7 and inserting the following:

7. Intentionally left blank.

Section 12. That Section 405.085(D) is amended by striking section 3 and inserting the following:

3. Group home, provided however, that the exterior appearance of the home and property be in reasonable conformance with the general neighborhood standards and that a group home may not be established within five hundred (500) feet of another existing or proposed group home.

Section 13. That Section 405.090(B) is amended by striking section 7 and inserting the following:

7. Intentionally left blank.

Section 14. That Section 405.090(D) is amended by striking section 3 and inserting the following:

3. Group home, provided however, that the exterior appearance of the home and property be in reasonable conformance with the general neighborhood standards and that a group home may not be established within five hundred (500) feet of another existing or proposed group home.

Section 15. That Section 405.095 is amended by striking section A and inserting the following:

A. *Purpose.* The purpose of the "PR" Planned Residential District is to allow a less restrictive arrangement among various buildings, structures and open spaces in planned building groups, so long as public health, safety and welfare are advanced. Freedom to design includes flexible standards concerning density of population, yard dimensions, as well as public infrastructure. Larger-scale site planning for residential and supporting uses should produce high quality buildings and open spaces while preserving the best environmental features. Internal roads and drives should complement the City's system of arterial and collector roads, while handling anticipated traffic volumes. The "PR" District may be considered consistent with the provisions of the Comprehensive Plan for land designated as open country, low-density residential, moderate-density residential, medium-density residential or Village Center on the City's Land Use Plan Map. Allowable residential densities for any land zoned "PR" shall be based on the underlying land use plan designation on the Land Use Plan Map as described in the City's Comprehensive Plan. For conservation development the average density may be determined by including the undeveloped portions of the property, however, undevelopable lands may not be included in the calculation.

Section 16. That Section 405.095(B) is amended by striking section 6 and inserting the following:

6. Intentionally left blank.

Section 17. That Section 405.095(D)(2) is amended by inserting the following:

d. Group homes, provided however, that the exterior appearance of the home and property be in reasonable conformance with the general neighborhood standards and that a group home may not be established within five hundred (500) feet of another existing or proposed group home.

Section 18. That Section 405.160(B) is amended by striking section 3 and inserting the following:

3. Fences in front yards are prohibited, except for the following:

- a. Lots in the "AG" Agricultural District. Fences shall be set back at least ten (10) feet from road right-of-way lines.
- b. Lots in residential districts, where the lot is at least five (5) acres and is used for agricultural purposes. Fences shall be set back at least ten (10) feet from road right-of-way lines.
- c. In residential districts, on corner lots with more than one (1) front yard. Where the front elevation of the house clearly faces one of the adjacent streets, the yard in front of that elevation may be considered the primary front yard. The yard along the side elevation of the house, but facing an adjacent street, may be considered a secondary front yard. Fences may be permitted in secondary front yards, but no closer to the street than the required building setback.
- d. Front yard fences existing on the effective date of this Ordinance, but which do not comply with the above provisions, may be maintained and repaired if damaged but may not be replaced or reconstructed.

Section 19. That Section 405.160 is amended by striking section G and inserting the following:

G. *Fence Appeals*. Property owners may appeal to the Board of Aldermen for relief from any of the restrictions and requirements listed above for fences.

H. *Retaining Walls*.

1. Retaining walls shall be constructed of masonry retaining wall blocks or individually placed boulders, except that head walls or toe walls which are part of a storm-water control structure may be constructed of reinforced concrete.
2. Existing walls which have deteriorated may be rebuilt in their current configuration.
3. New retaining walls shall not exceed three (3) feet in height in front yards, and shall not exceed four (4) feet in height in other yards.
4. Walls higher than the above limits may be constructed in a stair stepped or tiered fashion provided that there is a minimum width of three (3) feet of horizontal space between adjacent walls. A series of walls thus constructed may not be steeper than a 4:3 (height to width) slope ratio.
5. Stair stepped walls are subject to approval of the Architectural Review Commission. Walls exceeding the above height limitations may be allowed, subject to approval by the Architectural Review Commission. Such approval shall be based on consideration of unique practical difficulties in complying with the above height limitations, safety, and on the aesthetic impact of a taller wall.
6. Building permits are not required for any walls less than three (3) feet in height.
7. Plans for new walls over four (4) feet in height, with or without a stair stepped configuration, must be approved by a licensed Professional Engineer. This requirement also applies to rebuilding an existing wall over four (4) feet in height.
8. Retaining walls over four (4) feet in height shall be provided with a fence or guard on the high side not less than forty-two (42) inches high wherever the walls are located closer than two (2) feet on the high side, to a walk, path, parking lot, driveway, playground or general access by the public. Also,

wherever the wall may pose a safety hazard, the Zoning Commissioner or the Architectural Review Commission may require that a fence or guard not less than forty-two (42) inches high be installed on any retaining wall.

Section 20. That Section 405.170 is amended by striking the section in its entirety and inserting the following:

Section 405.170: REQUIRED CORNER VISIBILITY

On every corner lot, the area bounded by the intersecting street lines (edge of pavement or back of curb) and a straight line connecting them at points thirty (30) feet distant from the intersecting lines, shall be clear of any structure or planting of such nature and dimension as to obstruct lateral vision; provided that this requirement shall generally not apply to the trunk of a tree (but not branches or foliage) or a post, column or similar structure which is no greater than one (1) foot in cross section or diameter. Lateral vision shall be maintained between a height of thirty (30) inches and ten (10) feet above the average elevation of the existing surface of both streets measured along the centerlines adjacent to the visibility triangle.

Section 21. That Section 405.175 is amended by inserting the following:

D. *Telecommunications*. In all residential zoning areas, utility pole-mounted antennae (selected use within NAICS Code 5133) may be allowed as an administrative permit use, but only on existing utility poles.

Section 22. That Section 405.185 is amended by inserting the following:

E. *Bee Keeping*. Bee keeping is permitted on any residential lot of at least one (1) acre, however, hives must be set back at least fifty (50) feet from all property lines.

Section 23. That Section 405.195 is amended by striking section A and inserting the following:

A. *Residential (R) Zoning Districts*. All refuse generated by any establishment or residence located within a residential (R) district shall be stored in covered containers. Trash containers shall not be located in a front yard. Any trash container or dumpster exceeding one hundred (100) gallon capacity shall be located within a building or surrounded and screened by a fence.

Section 24. That Section 405.200 is amended by striking sections B and C and inserting the following:

B. Swimming pools, spas and hot tubs must be enclosed by fences or other barriers per the International Residential Code, which has been adopted by the City, by means of adopting the County code.

Section 25. That Section 405.210(F) is amended by striking section 3 and inserting the following:

3. The storage of flammable liquids or materials which produce flammable or explosive vapors shall only be permitted in accordance with the following limitations.

- a. Storage of such materials shall conform to standards and regulations of the Occupational Safety and Health Administration and the National Fire Protection Association or its successors. Storage of flammable liquids shall also conform to regulations of the State of Missouri and the Cottleville Fire Protection District.
- b. In residential districts, the total of all flammable liquids permitted on any tract of land shall not exceed one thousand (1000) gallons.

Section 26. That Section 405.285 is amended by striking sections B and C and inserting the following:

- B. Intentionally left blank.
- C. Intentionally left blank.

Section 27. That Section 405.290 is amended by striking the section in its entirety and inserting the following:

Section 405.290: PARKING AND STORAGE OF VEHICLES IN RESIDENTIAL DISTRICTS

- A. *General.* The following regulations apply to vehicles parked in any residential area.
 - 1. No vehicle may be parked in any grassy area. Vehicles shall only be parked in an area which has been hard surfaced to specifically provide a vehicle parking or driving area.
 - 2. Except for parking of vehicles by short-term visitors, a maximum of three (3) vehicles may be parked in unenclosed areas on any single-family zoned lot. However, if there are more than three (3) licensed drivers permanently residing on the premises, there may be one (1) vehicle for each licensed driver. Additional vehicles shall be parked within completely enclosed buildings.
- B. *Hazardous materials.* No commercial vehicle which is used for hauling explosives, gasoline, liquefied petroleum products or other hazardous materials shall be permitted to be parked in a residential area except for up to one (1) hour for deliveries.
- C. *Commercial vehicles.* Commercial vehicles may be parked on lots in residential areas, subject to the following regulations:
 - 1. Commercial vehicles may not be parked on streets in residential areas for a period of longer than eight (8) hours continuously.
 - 2. No more than a single commercial vehicle may be parked in unenclosed areas on any lot.
 - 3. Commercial vehicles shall not be parked overnight on any residential lot except for sedans, vans, sport-utility vehicles, and pick-up trucks.
- D. *Trailers and Recreational Vehicles.* Properly licensed trailers and recreational vehicles may be parked in single family residential areas, subject to the following regulations:
 - 1. Trailers may not be parked overnight on public or private streets.
 - 2. Recreational vehicles may be parked on streets for no more than three (3) consecutive nights.
 - 3. No more than a single trailer or recreational vehicle may be parked in unenclosed areas on any residential lot.
 - 4. No trailer or recreational vehicle may be used as a dwelling or an office, or for any other commercial purpose, except as a temporary construction trailer on permitted construction sites.
 - 5. No trailer or recreational vehicle shall be parked on the paved driveway in the front yard of any residential lot for more than seven (7) days during a thirty (30) day period.
- E. *Inoperative or Unlicensed Vehicles.* Inoperative or unlicensed vehicles, or parts of vehicles, are allowed in residential areas only if they are stored within a completely enclosed building or structure.
- F. *Storage Pods and Construction Dumpsters.*
 - 1. Temporary construction dumpsters placed within street rights of way shall be equipped with reflective markings, or equivalent safety measures. Dumpsters shall not be over-filled, trash shall be piled no higher than the walls of the dumpster. Dumpsters shall not remain in place for a period exceeding six (6) weeks.
 - 2. Temporary storage pods shall not be placed within street rights of way. Storage pods shall not remain in place for a period exceeding six (6) weeks.

3. Requests for extensions beyond the six (6) week period shall be submitted in writing to the City, and may be granted at the discretion of the Zoning Commissioner.

Section 28. That Section 405.295(a) is amended by striking section 5 and inserting the following:

5. Intentionally left blank.

Section 29. That Section 405.295 is amended by striking section D and inserting the following:

D. *Agriculture, Forestry and Fishing (Uses Within NAICS Code 11)*. Twelve (12) parking spaces shall be provided as part of a conditional use permit for any agricultural use with significant expected retail activity, such as a commercial nursery. These parking spaces shall be paved as required by Section 405.285(B). However, the parking spaces may have a gravel surface if they are not within one hundred (100) feet of a residential property.

Section 30. That Section 405.430(B) is amended by striking section 6 and inserting the following:

6. *Roofs*. The roof of any residential dwelling shall be covered by slate, tile, cedar shake or fiberglass/asphalt shingles. The pitch of the roof shall have at least a four (4) inch rise to twelve (12) inch horizontal run and shall be subject to review and approval of the Architectural Review Commission. For minor additions to an existing house, the roof slope for the addition may be less than for the main roof. This provision is limited to portions of roof not exceeding ten (10) percent of the existing roof area and is subject to review and approval of the Architectural Review Commission. Materials covering dormers, bay windows and similar architectural features may be any of the above materials or may be copper or a similar material provided that such material is in harmony with the roof material of the rest of the dwelling.

Section 31. That Section 405.430(B) is amended by striking section 7 and inserting the following:

7. *Single-family Residential Garages*. All garages for single-family detached dwellings shall be side-entry or rear-entry except for garages in the "AG" Agricultural District which shall be exempt from this requirement. Except in the "AG" Agricultural District, garage doors shall not be visible from the front elevation of a house. For corner lots with 2 front yards, a garage shall be considered side entry if the garage doors are oriented at a right angle to the front elevation of the house, even if the garage entry faces the adjacent street. Garages shall conform architecturally to the principal building and its environs. Carports are not allowed for single family dwellings or duplexes, in residential districts.

Section 32. That Section 405.430(B) is amended by striking section 8 and inserting the following:

8. *Driveways*. Driveways shall be a minimum of ten (10) feet wide. Driveways shall extend at least twenty-five (25) feet from the face of the garage and shall have a minimum turn radius of fifteen (15) feet. Driveways shall not have a slope over fifteen (15) percent, and driveways over two hundred (200) feet shall not have a slope over twelve (12) percent. Variances from the fifteen (15) percent limit may be approved by the Architectural Review Commission. Driveways shall be set back at least four (4) feet from the side lot line from the point of intersection with the street right-of-way to the front line of the house. Any driveway located within ten (10) feet of a driveway on an adjoining lot shall be at an elevation not exceeding one (1) foot in vertical rise for every three (3) feet of horizontal distance from the adjacent driveway, unless a retaining wall is used to minimize the slopes. Driveways and parking pads shall consist of only stabilized surfaces such as asphalt, concrete, paver stones or other suitable paving material except for driveways in the "RS-3" Single-Family Residential

District and the "AG" Agricultural District which exceed two hundred and fifty (250) feet in length, which shall be exempt from this requirement.

Section 33. That Section 410.400(A) is amended by striking section 7 and inserting the following:

7. For conservation development, the density shall be calculated by dividing the total area of the development, minus any dedicated street rights of way, by the total number of dwelling units.

8. Yield plans shall be approved administratively by City staff (Zoning Administrator, City Planner and City Engineer). An approved yield plan shall be submitted with all sketch plan applications in order for the application to be considered complete. If the yield plan is denied by City staff, the applicant may appeal to the Planning and Zoning Commission for a recommendation and then to the Board of Aldermen for a final

Section 34. That Section 405.430 is amended by inserting the following:

F. *Accessory Buildings*. Accessory buildings shall have the same requirements for colors and roof slopes as the associated primary buildings; metal buildings are allowed, subject to these restrictions. Accessory structures must also comply with the size, height, setback and other requirements of Section 405.165.

Section 35. That Section 410.570 is amended by striking section B and inserting the following:

B. *Pedestrian Access Trails*. The City may require, in order to facilitate pedestrian access from the streets to schools, parks, playgrounds or other nearby streets, perpetual unobstructed easements at least twenty (20) feet in width. Easements shall be indicated on the plat. An appropriate paved area/trail may be required within the easement area at the discretion of the Planning and Zoning Commission or the Board of Aldermen. Said paved areas/trails shall be a minimum of eight (8) feet wide and shall be constructed of the same materials and to the same thickness as sidewalks as described in Section 410.570. Alternatively, pedestrian access trails may be constructed of five (5) inches of hot-mix asphalt over four (4) inches of compacted aggregate on properly compacted subgrade.

Section 36. That Section 410.580 is amended by striking section B and inserting the following:

B. Gates are permitted on privately maintained streets but shall remain open from dawn to dusk, unless there is an alternate access route that remains open during that time.

Section 37. That Section 410.640(B) is amended by striking section 1 and inserting the following:

1. As a requirement of subdivision approval, the applicant shall plant approved street trees on the property of the subdivision. Street trees shall be located on the subject property between twelve (12) and twenty (20) feet from the back of the curb, but not on the street right-of-way. One (1) tree shall be planted for every forty (40) lineal feet of frontage along each street unless the Planning and Zoning Commission grants a waiver. The waiver shall be granted only if there are trees growing along the right-of-way or on the abutting property, which, in the opinion of the Planning and Zoning Commission, comply with these regulations.

Section 38. That Section 410.640 is amended by striking paragraph C.

Section 39. That Section 410.660(B) is amended by striking section 1 and inserting the following; subsections a and b shall remain unchanged:

1. *Sediment and erosion control plan content.* Sediment and erosion control and interim grading plans for grading land areas of one (1) acre or more shall include the following information. For grading of areas less than one (1) acre, but more than five thousand (5000) square feet, an erosion control plan need not be submitted, but best management practices shall be used to prevent sediment from being transported off of the property. At a minimum the best management practices shall include the placing of sufficient straw bales and/or silt fence to filter the storm water run-off as it leaves the property. No ground shall remain bare for more than 14 days after secession of grading on site. After the grading is complete then seed and straw any disturbed areas on the site to reestablish vegetation within 30 days of completing the grading.

Section 40. That Section 410.660(B)(3) is amended by striking section a and inserting the following:

- a. All excavations, grading or filling shall have a finished grade not to exceed a three to one (3:1) slope or thirty-three percent (33%). Steeper grades may be approved by the City Engineer if the excavation is through rock or the excavation or the fill is adequately protected (a designed head wall or tow wall may be required). If retaining walls are proposed, see the requirements in Section 405.160.

Section 41. That Section 410 is amended by striking Exhibit A and inserting the following:

EXHIBIT A – SUBDIVISION DESIGN AND IMPROVEMENT STANDARDS (all dimensions in feet)					
Improvement	Minimum 3 Acre Lots	1 to Less Than 3 Acre Lots	Less Than 1 Acre Lots	Duplexes/ Multiples	Commercial and Industrial
Right-of-Way					
Arterials, > 4 lanes	90	90	90	90	90
Arterials, 4 lanes	80	80	80	80	80
Major collectors	60	60	60	60	60
Minor collectors	60	60	60	60 ¹	60
Minor streets	50	50	50	50 ¹	50
Access easement	50 ²	50 ²	50 ²	50 ²	50 ²
Block Length					
Maximum	2,200 ³	2,200 ³	1,320 ³	1,320	1,320
Minimum	500	500	500	500	-
Cul-de-Sac					
Maximum length	2,200 ³	2,200 ³	2,200 ³	600	600
Maximum radius	52	52	52	52	52
Pavement Width					
Arterials	See note 4	See note 4	See note 4	See note 4	See note 4
Major collectors	24 to 38	24 to 38	24 to 38	24 to 38	24 to 38
Minor collectors	24 to 32	24 to 32	24 to 32	24 to 32	24 to 32
Minor streets	16 to 24	16 to 24	16 to 26	16 to 26	16 to 26
Cul-de-Sac streets	16 to 24	16 to 24	16 to 26	16 to 26	16 to 26
Alley/service, one way	12	12	12	12	12
Alley/service, two way	20	20	20	20	20
Driveway, per lane	10	10	10	10	10
Type of Improvement Required					
Street	See note 5	See note 5	See note 5	See note 5	See note 5
Curb & gutter	No	No	No	No	No
Public water	No	Yes	Yes	Yes	Yes
Sanitary sewer	No	Yes	Yes	Yes	Yes

Storm drainage	No	Yes	Yes	Yes	Yes
Sidewalks	No	Yes	Yes	Yes	Yes
Improvement plans	Yes	Yes	Yes	Yes	Yes
Setback line	50	35	25	25	25
Minimum lot width	250	150	100	100	100

1. Except for private streets, where the right-of-way may be limited to the street width if the total width of the street plus street maintenance easements equals the required ROW shown here.
2. Or the width approved in a planned district.
3. But not more than 12 times the minimum lot width.
4. A traffic study is required to determine the required width of proposed arterial roads.
5. Streets may be public or private and shall be built to St. Charles County Class A standards.

Section 42. That Section 415.030 is amended by striking section 6 and Figure 1 and inserting the following:

6. *Corner Visibility.* Sign placement within thirty (30) feet of street corners shall allow for corner visibility as required by Section 405.170.

Section 43. That Section 415.080(12) is amended by inserting the following:

- g. *Number.* Only four (4) special event signs may be displayed for any single event.

Section 44. That Section 415.080 is amended by striking sections 26 through 30 and inserting the following:

26. *Street Signs.*

- a. *Zoning.* Residential and nonresidential, including on privately maintained streets.
- b. *Permit/Fee.* No permit required. No fee required.
- c. *Configuration.* Street sign shape, size, markings, and location shall conform to the Manual on Uniform Traffic Control Devices.
- d. *Installation.* Sign installation shall conform to the requirements of St. Charles County.

27. *Subdivision Development Signs.*

- a. *Zoning.* Residential only.
- b. *Permit/Fee.* Permit required. Fee required.
- c. *Sign Area.* Subdivision development signs shall have a maximum sign area of thirty-six (36) square feet.
- d. *Type of Sign.* Subdivision development signs shall be freestanding signs.
- e. *Number.* One (1) subdivision development sign is permitted for each entrance to the subdivision. In addition, a new development sign not exceeding sixteen (16) square feet in area may be permitted for each model home in the subdivision.
- f. *Duration.* Subdivision development signs shall be removed after the last model home is sold.

28. *Subdivision Direction Signs.*

- a. *Zoning.* Subdivision direction signs are permitted in the "GC" General Commercial District, "PC" Planned Commercial District and "LI" Light Industrial District.
- b. *Permit/Fee.* Permit required. Fee required.
- c. *Sign Area.* The maximum sign area of a subdivision direction sign shall be thirty-six (36) square feet.
- d. *Type of Sign.* Subdivision direction signs shall be freestanding signs and may be off-premises.
- e. *Number.* Only one (1) subdivision direction sign shall be allowed per subdivision within the City; signs are not allowed for subdivisions that are not within the City.
- f. *Duration.* Such signs shall be permitted for one (1) year and at the end of the year, the permit may be renewed for one (1) year increments of time. Signs shall be removed within ten (10) days after the subdivision is completed.
- g. *Sign Content.* Subdivision direction sign information shall be limited to the name of the subdivision, a directional arrow and written directions.

29. *Subdivision Directory Signs (for commercial and industrial subdivisions with at least three (3) lots, and for multi-tenant centers).*

- a. *Zoning.* Non-residential only.
 - b. *Permit/Fee.* Permit required. Fee required.
 - c. *Sign Type.* Subdivision directory signs shall be monument signs.
 - d. *Number.* Each subdivision shall be limited to one (1) sign per entrance; each multi-tenant center shall be limited to one sign. This does not preclude the use of individual signs for each business within the subdivision or center.
30. *Subdivision Information Signs.*
- a. *Zoning.* Residential only.
 - b. *Permit/Fee.* Permit required. Fee required.
 - c. *Sign Area.* Subdivision information signs shall have a maximum sign area of eight (8) square feet.
 - d. *Type of Sign.* Subdivision information signs shall be monument or freestanding signs.
31. *Subdivision Entrance Signs.*
- a. *Zoning.* Residential only.
 - b. *Type of Sign.* Subdivision entrance signs shall be monument signs.

Section 45. That Section 415.090 is amended by striking section 3 and inserting the following:

3. *Variances.* A variance from the requirements of this Chapter may be granted by the Board of Aldermen for any unique situation where the requirements place an undue restriction on the applicant.

Section 46. That Section 415.110(1) is amended by striking section c and inserting the following:

- c. *Non-Compliant Temporary Signs.* All non-compliant temporary signs on private property shall be removed or brought into compliance by the owner within three (3) days of notice by the City. If the owner fails to act after three (3) days' notice, such sign may be removed by the City, and the cost of the removal shall be charged to the owner of such sign. All non-compliant signs on road right of way are subject to immediate removal by the city without any notification.

Section 47. That Section 425.040 is amended by deleting section E in its entirety.

Section 48. That Section 425.040 is amended by striking section K and inserting the following:

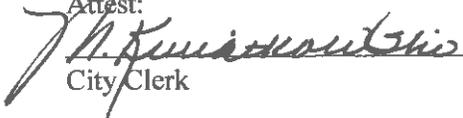
- K. Lighting spillover onto adjacent residential properties shall be one-tenth (0.1) foot-candle or less.

Section 49. That this ordinance shall be in full force and effect upon its enactment and approval.

READ TWO TIMES AND PASSED BY THE BOARD OF ALDERMEN OF THE CITY OF WELDON SPRING, MISSOURI, THIS 12th DAY OF July, 2016.



 PRESIDING OFFICER/MAYOR

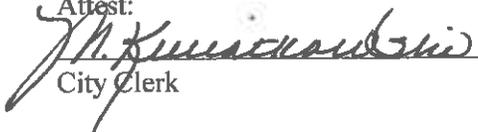
Attest:


 City Clerk

APPROVED BY THE MAYOR OF THE CITY OF WELDON SPRING, MISSOURI, THIS 12th DAY OF July, 2016.



 MAYOR

Attest:


 City Clerk